

Fill in this information to identify the case:

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Debtor 1 Robert P. Sellati, Jr. & Robin S. Sellati

Debtor 2  
(Spouse, if filing) \_\_\_\_\_

United States Bankruptcy Court for the: Western District of Pennsylvania

Case number 1822227

## Official Form 410S1

**Notice of Mortgage Payment Change**

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

**Name of creditor:**

Wells Fargo Bank, N.A.

Court claim no. (if known): 5**Date of payment change:**

Must be at least 21 days after date of this notice

01/01/2021**New total payment:**Principal, interest, and escrow, if any \$ 1783.48

Last 4 digits of any number you use to identify the debtor's account:

8 1 0 2**Part 1: Escrow Account Payment Adjustment****1. Will there be a change in the debtor's escrow account payment?**

- ☐ No
- ☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why:

Current escrow payment: \$ 583.15New escrow payment: \$ 616.33**Part 2: Mortgage Payment Adjustment****2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**

- ☒ No
- ☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why:

Current interest rate: \_\_\_\_\_%

New interest rate: \_\_\_\_\_%

Current principal and interest payment: \$ \_\_\_\_\_

New principal and interest payment: \$ \_\_\_\_\_

**Part 3: Other Payment Change****3. Will there be a change in the debtor's mortgage payment for a reason not listed above?**

- ☒ No
- ☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement.  
(Court approval may be required before the payment change can take effect.)

Reason for change:

Current mortgage payment: \$ \_\_\_\_\_

New mortgage payment: \$ \_\_\_\_\_

**Part 4: Sign Here**

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

- ☒ I am the creditor.
- ☐ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

**X** /s/Jeremy Anthony \_\_\_\_\_ Date 11/24/2020  
Signature

Print: Anthony, Jeremy \_\_\_\_\_ VP Loan Documentation  
First Name Middle Name Last Name Title

Company Wells Fargo Bank, N.A. \_\_\_\_\_

Address MAC N9286-01Y \_\_\_\_\_  
Number Street  
1000 Blue Gentian Road \_\_\_\_\_  
Address 2  
Eagan MN 55121-7700  
City State ZIP Code

Contact phone 800-274-7025 \_\_\_\_\_ NoticeOfPaymentChangeInquiries@wellsfargo.com  
Email

# UNITED STATES BANKRUPTCY COURT

Western District of Pennsylvania

Chapter 13 No. 1822227

Judge: Gregory L. Taddonio

In re:

Robert P. Sellati, Jr. & Robin S. Sellati

Debtor(s).

## CERTIFICATE OF SERVICE

I hereby certify that this Notice, including all attachments, is being served on or before November 25, 2020 via filing with the US Bankruptcy Court's CM ECF system or by mailing or providing a copy of this document to a vendor for mailing: By U.S. Postal Service First Class Main Postage Prepaid or FedEx.

Debtor:

By U.S. Postal Service First Class Mail Postage Prepaid or FedEx

Robert P. Sellati, Jr. & Robin S. Sellati  
3121 Bethel Church Rd

Bethel Park PA 15102

By U.S. Postal Service First Class Mail Postage Prepaid or FedEx

N/A

Debtor's Attorney:

By Court's CM/ECF system registered email address

Mark G. Moynihan  
Moynihan Law, P.C.  
2 Chatham Ctr Ste 230

Pittsburgh PA 15219

By Court's CM/ECF system registered email address

N/A

Trustee:

By Court's CM/ECF system registered email address

Ronda J. Winnecour  
Suite 3250, USX Tower  
600 Grant Street

Pittsburgh PA 15219

/s/Jeremy Anthony

VP Loan Documentation

Wells Fargo Bank, N.A.



Return Mail Operations  
PO Box 14547  
Des Moines, IA 50306-4547

Document

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Escrow Review Statement

For informational purposes only

Statement Date:

November 12, 2020

Loan number:

Property address:

3121 BETHEL CHURCH RD  
BETHEL PARK PA 15102-1203

## Customer Service



Online  
wellsfargo.com



Telephone  
1-800-340-0473



Correspondence  
PO Box 10335  
Des Moines, IA 50306



Hours of operation  
Mon - Fri 7 a.m. - 7 p.m. CT



To learn more, go to:  
wellsfargo.com/escrow

We accept telecommunications relay service calls

ROBERT P SELLATI  
3121 BETHEL CHURCH RD  
BETHEL PARK PA 15102

**PLEASE NOTE:** If you are presently seeking relief (or have previously been granted relief) under the United States Bankruptcy Code, this statement is being sent to you for informational purposes only. The summaries below are based on the terms of the loan and are provided for informational purposes only.

These amounts are governed by the terms of the loan unless otherwise reduced by an order of the bankruptcy court. Because the amounts billed for the escrow items can change over time, we review the escrow account at least once per year to ensure there will be enough money to make these payments. Once the review is complete, we send the escrow review statement, also known as the escrow account disclosure statement.

Here's what we found:

- **Required Minimum Balance:** The escrow account balance is projected to fall below the required minimum balance. This means there is a **shortage**.
- **Payments:** As of the **January 1, 2021** payment, the contractual portion of the escrow payment **increases**.

The escrow account has a shortage of  
**\$238.90**

## Part 1 - Mortgage payment

## Option 1

## Pay the shortage amount over 12 months

	Previous payment through 12/01/2020 payment date	New payment beginning with the 01/01/2021 payment
Principal and/or interest	\$1,167.15	\$1,167.15
Escrow payment	\$583.15	\$616.33
Total payment amount	\$1,750.30	\$1,783.48

## Option 1: No action required

Starting **January 1, 2021** the new contractual payment amount will be **\$1,783.48**

## Option 2

## Pay the shortage amount of \$238.90

	Previous payment through 12/01/2020 payment date	New payment beginning with the 01/01/2021 payment
Principal and/or interest	\$1,167.15	\$1,167.15
Escrow payment	\$583.15	\$596.42
Total payment amount	\$1,750.30	\$1,763.57

## Option 2: Pay shortage in full

Starting **January 1, 2021** the new contractual payment amount will be **\$1,763.57**

See Page 2 for additional details.



**Note:** If you are presently seeking relief (or have previously been granted relief) under the United States Bankruptcy Code, this coupon is being provided for informational purposes only. If your Chapter 13 plan calls for your Chapter 13 Trustee to make the on-going post-petition mortgage payments, please contact your attorney or the Trustee's office before directly sending any amounts relating to this escrow shortage

ROBERT P SELLATI

Wells Fargo Home Mortgage  
PO Box 10394  
Des Moines, IA 50306-0394

If you choose to pay the shortage in full as referenced in Option 2, detach this coupon and mail it along with a check for \$238.90 to the address that appears on this coupon.

This payment must be received no later than **January 1, 2021**.

**Part 2 - Payment calculations**

For the past review period, the amount of the escrow items was \$4,989.09. For the coming year, we expect the amount paid from escrow to be \$7,157.09.

**How was the escrow payment calculated?**

To determine the escrow payment, we add the projected escrow items to be paid over the next 12 months. We base these projected amounts on any escrow items that may have been paid in the past and any future anticipated payments to be made. We then divide the amounts by 12 payments to determine the escrow amount.

The chart below includes any actual escrow disbursements as well as any shortage that may have been identified for the past three analysis periods up through the date of the analysis.

**Escrow comparison**

	06/18 - 05/19 (Actual)	01/19 - 12/19 (Actual)	01/20 - 11/20 (Actual)	01/21 - 12/21 (Projected)		# of months		New monthly escrow amount
<b>Property taxes</b>	\$5,143.68	\$4,852.86	\$4,989.09	\$4,989.09	÷	12	=	\$415.76
<b>Property insurance</b>	\$2,145.00	\$2,168.00	\$0.00	\$2,168.00	÷	12	=	\$180.67
<b>Total taxes and insurance</b>	\$7,288.68	\$7,020.86	\$4,989.09	\$7,157.09	÷	12	=	<b>\$596.42</b>
<b>Escrow shortage</b>	\$0.00	\$35.47	\$0.00	<b>\$238.90</b>	÷	12	=	\$19.91**
<b>Total escrow</b>	\$7,288.68	\$7,056.33	\$4,989.09	\$7,395.99	÷	12	=	\$616.33

\*\*This amount is added to the payment if Option 1 on page 1 is selected.

**Projected escrow account activity over the next 12 months**

To determine if there will be a shortage or overage in the account, we calculate whether the amount of the lowest projected escrow balance will be greater or less than the required minimum balance. This is determined by subtracting the required minimum balance from the lowest projected balance. If the outcome is positive, there is an overage. If it is negative, there is a shortage. The calculation is below:

Lowest projected escrow balance August, 2021		<b>\$953.94</b>	(Calculated in Part 3 - Escrow account projections table)
Minimum balance for the escrow account†	-	<b>\$1,192.84</b>	(Calculated as: \$596.42 X 2 months)
<b>Escrow shortage</b>	=	<b>-\$238.90</b>	

†The minimum balance includes a cash reserve to help cover any increase in taxes and/or insurance. To calculate the cash reserve for the escrow account, we add the yearly escrow payments, and divide by 12. We take this amount and multiply it by 2 as allowed by state laws and/or the mortgage contract to determine the cash reserve.

### Part 3 - Escrow account projections

Escrow account projections from January, 2021 to December, 2021

Date	Payments to escrow	What we expect to pay out	Description	Projected escrow balance	Balance required in the account
Dec 2020			Starting balance	\$1,171.67	\$1,410.57
Jan 2021	\$596.42	\$0.00		\$1,768.09	\$2,006.99
Feb 2021	\$596.42	\$0.00		\$2,364.51	\$2,603.41
Mar 2021	\$596.42	\$762.52	ALLEGHENY COUNTY	\$2,198.41	\$2,437.31
Apr 2021	\$596.42	\$0.00		\$2,794.83	\$3,033.73
May 2021	\$596.42	\$0.00		\$3,391.25	\$3,630.15
Jun 2021	\$596.42	\$0.00		\$3,987.67	\$4,226.57
Jul 2021	\$596.42	\$0.00		\$4,584.09	\$4,822.99
Aug 2021	\$596.42	\$497.20	BETHEL PARK BORO (4)	\$4,683.31	\$4,922.21
Aug 2021	\$0.00	\$3,729.37	BETHEL PARK SD	<b>\$953.94</b>	<b>\$1,192.84</b>
Sep 2021	\$596.42	\$0.00		\$1,550.36	\$1,789.26
Oct 2021	\$596.42	\$0.00		\$2,146.78	\$2,385.68
Nov 2021	\$596.42	\$0.00		\$2,743.20	\$2,982.10
Dec 2021	\$596.42	\$2,168.00	ERIE INS	\$1,171.62	\$1,410.52
Totals	\$7,157.04	\$7,157.09			

### Part 4 - Escrow account history

Escrow account activity from January, 2020 to December, 2020

Date	Deposits to escrow			Payments from escrow			Description	Escrow balance		
	Actual	Projected	Difference	Actual	Projected	Difference		Actual	Projected	Difference
Jan 2020							Starting Balance	\$2,497.26	\$1,353.96	\$1,143.30
Jan 2020	\$0.00	\$583.15	-\$583.15	\$0.00	\$0.00	\$0.00		\$2,497.26	\$1,937.11	\$560.15
Feb 2020	\$583.15	\$583.15	\$0.00	\$0.00	\$0.00	\$0.00		\$3,080.41	\$2,520.26	\$560.15
Mar 2020	\$1,166.30	\$583.15	\$583.15	\$762.52	\$762.52	\$0.00	ALLEGHENY COUNTY	\$3,484.19	\$2,340.89	\$1,143.30
Apr 2020	\$0.00	\$583.15	-\$583.15	\$0.00	\$0.00	\$0.00		\$3,484.19	\$2,924.04	\$560.15
May 2020	\$583.15	\$583.15	\$0.00	\$0.00	\$0.00	\$0.00		\$4,067.34	\$3,507.19	\$560.15
Jun 2020	\$583.15	\$583.15	\$0.00	\$0.00	\$0.00	\$0.00		\$4,650.49	\$4,090.34	\$560.15
Jul 2020	\$583.15	\$583.15	\$0.00	\$0.00	\$0.00	\$0.00		\$5,233.64	\$4,673.49	\$560.15
Aug 2020	\$583.15	\$583.15	\$0.00	\$497.20	\$497.20	\$0.00	BETHEL PARK BORO (4)	\$5,319.59	\$4,759.44	\$560.15
Aug 2020	\$0.00	\$0.00	\$0.00	\$3,729.37	\$3,593.14	\$136.23	BETHEL PARK SD	\$1,590.22	\$1,166.30	\$423.92
Sep 2020	\$583.15	\$583.15	\$0.00	\$0.00	\$0.00	\$0.00		\$2,173.37	\$1,749.45	\$423.92
Oct 2020	\$583.15	\$583.15	\$0.00	\$0.00	\$0.00	\$0.00		\$2,756.52	\$2,332.60	\$423.92
Nov 2020	\$583.15	\$583.15	\$0.00	\$0.00	\$0.00	\$0.00		\$3,339.67	\$2,915.75	\$423.92
Dec 2020 (estimate)	\$0.00	\$583.15	-\$583.15	\$2,168.00	\$2,145.00	\$23.00	ERIE INS	\$1,171.67	\$1,353.90	-\$182.23
Totals	\$5,831.50	\$6,997.80	-\$1,166.30	\$7,157.09	\$6,997.86	\$159.23				



